

VERNON CLOSE, LEAMINGTON SPA CV32 6HH



- **Three bedroom townhouse**
- **Sought after North Leamington location**
 - **Allocated parking space**
 - **Unfurnished**
 - **Available now**
- **Picturesque views of rolling countryside**
 - **EPC - E**
 - **Council Tax Band - D**

3 BEDROOMS

£1,450 PCM

A spacious three bedroom town house in this sought after location in Leamington Spa.

The property is comprised in brief of a large entrance hall located on the ground floor with water closet, leading to a study / garden room with French doors leading to the shared garden and adjoining three piece bathroom. The first floor offers a fitted kitchen with whitegoods and large pantry cupboard as well as utility cupboard with washing machine. The second floor leads to three good sized bedrooms on the top floor with newly fitted bathroom. The property also boasts picturesque views over the rolling countryside.

Viewing strongly advised.

Available now.

Ground Floor

Entrance hall with downstairs cloakroom, garden room/study with window and door giving views and access to garden, wall mounted radiator, , door leading to en-suite shower room

First Floor

Comprising Kitchen with appliances including cupboard housing washing machine, living/dining room with views over communal garden

Second Floor

Comprising three bedrooms, family bathroom with shower

Outside

Driveway providing off street parking, visiting parking available. (please note garage not included)
Communal gardens

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Tax Band

The Council Tax Band is D

furnishings

Please note the furnishings can stay at the property or if you require it to be unfurnished, this can be available as well.







